

JUN 19 4 28 PM '98

EDDY HALFACRE,
GRANTOR,

TO:

WARRANTY DEEDMICHAEL E. PHARR and wife, BETH A. PHARR,
GRANTEES,BK 335 PG 195
W.F. DAVIS CH. CLK.
PREPARED BY/RETURN TO:
BRIAN L. DAVIS, ATTORNEY
919 FERNCLIFF COVE, SUITE 1
SOUTHAVEN, MS 38671
601-393-8542
FILE: 98-324

For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid, and other good, legal sufficient and valuable consideration, the receipt of which is hereby acknowledge Eddy Halfacre, the undersigned Grantor does hereby sell, convey, and warrant unto the above Grantees, Michael E. Pharr and wife, Beth A. Pharr, as joint tenants with full right of survivorship and not as tenants in common, the following described real estate, located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

Lot 4, Edgwood Estates, Planned Unit Development, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 59, Page 27 in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty of this deed is subject to rights of way and easements for public roads and public utilities; to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi; and to the covenants, limitations and restrictions set forth with the recorded plat of said subdivision as well as any amendments thereto.

Taxes for the current year shall be prorated.

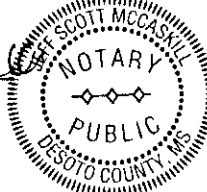
Witness my signature this the 18th day of June, 1998.

Eddy Halfacre
Eddy Halfacre

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named Eddy Halfacre who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 18th day of June, 1998.

Jeff Scott McCaskill
NOTARY


My Commission Expires:
August 22, 2001

Grantor's Address: 8670 WHITE OAK, Neshit, MS 38651
Grantor's Telephone Nos: Home: 601-429-2059 Work: same
Grantee's Address: 3581 Jaybird Road, Hernando, MS 38632
Grantee's Telephone Nos: Home: 601-349-0187

MY COMMISSION EXPIRES:
AUGUST 22, 2001

Prepared By/ReturnTo: Brian L. Davis, 919 Ferncliff Cove, Southaven, MS 38671, 601-393-8542,
File No. 98-324